

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between CHARLES R. POGUE, a married man, Grantor, and LEROY CARADINE AND FREDA ANN CARADINE, husband and wife, Grantee,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 48, Chateau Ridge Subdivision, in Section 11, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 14, Pages 47-50, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

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STATE MS. - DESOTO CO.
FILED

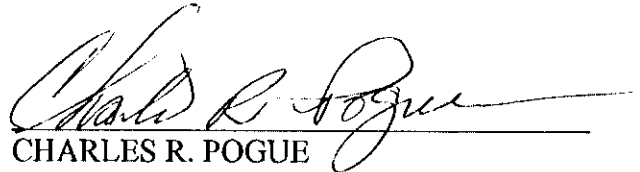
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W.F. DAVIS CH. CLK.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

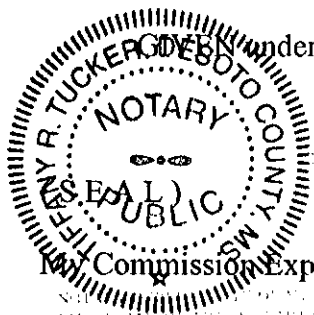
GRANTOR herein further warrants that subject property does not constitute any part of his homestead and is not subject to the homestead interests of any person.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 10th day of August, 1999.

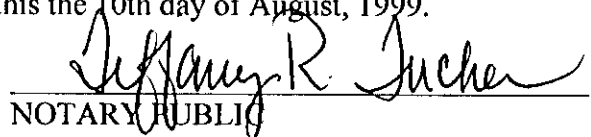

CHARLES R. POGUE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, CHARLES R. POGUE, a married man, who acknowledged that he/she signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.



under my hand and official seal on this the 10th day of August, 1999.


NOTARY PUBLIC

My Commission Expires:

NO
MY COMMISSION EXPIRES ON 10/1/2001
BONDED HERE \$10,000.00

ADDRESS OF GRANTOR:
8479 HUNDRED OAKS DRIVE
GERMANTOWN, TENNESSEE 38139
Home: 901/755-0196
Work: **NONE**

ADDRESS OF GRANTEE:
4715 DUPREE DRIVE
OLIVE BRANCH, MISSISSIPPI 38654
Home: **NONE**
Work: **838-4745**

PREPARED BY AND RETURN TO:
HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(601) 349-0664

FILE# 899154/STD